

**NEWINGTON TOWN PLAN AND ZONING COMMISSION**  
**NOTICE OF DECISION**

At the April 9, 2008 Regular Meeting of the Newington Town Plan and Zoning Commission, the following actions were taken:

- A. Petition 56-07 16 Fenn Road and 712 Cedar Street, owned by Fenn Road Associates, LLC and 22 Fenn Road, Stop and Shop Plaza owned by Hayes-Kaufman Newington Associates, LLC, 1481 Pleasant Valley Road, Manchester, CT 06042 and Fenn Road Associates, LLC, applicants represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for Zone Map Amendment, I Industrial to PD Planned Development Zone. **APPROVED. EFFECTIVE DATE MAY 1, 2008**
- B. Petition 57-07 – 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for Special Exception, Section 3.19.1 and 3.15.4 Restaurant with Drive Through Window Service, PD Zone District (Proposed).  
**APPROVED**
- C. Petition 58-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 1,800 sq. ft. restaurant and 5,300 sq. ft. bank, PD District . **APPROVED**
- D. Petition 61-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 124 room hotel, PD District  
**APPROVED**
- E. Petition 07-08 – Faye H. Karanian, 179 Meadow Street, Newington, CT 06111 applicant request for Zone Regulation Amendment “to restore Section 6.7” formerly Interior Lots and Single Family Homes, deleted effective August 15, 2008.  
**POSTPONED TO APRIL 23, 2008**
- F. Petition 08-08 – Faye H. Karanian, owner and applicant, 179 Meadow Street, Newington, CT 06111, request for interior lot at 179 Meadow Street Section 6.7 (proposed), R-12 Zone District. **POSTPONED TO APRIL 23, 2008**
- G. Petition 09-08 – Spin Cycle, LLC, 190 Fenn Road, applicant, Umberto Manacchio, owner, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Permit Section 6.6 Liquor Permit, I (Industrial) Zone District.  
**POSTPONED TO APRIL 23, 2008**
- H. Petition 11-08 -395 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Special Exception Section 3.2.9 Adult Day Care, CD Zone District.  
**POSTPONED TO APRIL 23, 2008**

- I. Petition 12-08 – 375 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Site Plan approval 14,800 sq ft building Adult Day Care Use. CD Zone District.  
**POSTPONED TO APRIL 23, 2008**
- J. Petition 13-08 – 119 Liberty Street, Kevin Kingston applicant, 1275 Cromwell Avenue, #35, Rocky Hill, CT 06067, Kingsford Realty, owner, represented by Alan Bongiovanni Land Surveyor, 170 Pane Road, Newington, CT 06111, request for Site Plan Modification reuse of 5,000 sq. ft. building, I- Industrial District.  
**APPROVED**
- K. Petition 15-08 – 25 Holly Drive, United Technologies Corporation applicant, GRI Newington, LLC owner, represented by Attorney Edward Hill, Robinson & Cole, LLP, 280 Trumbull Street, Hartford, CT 06103 request for site plan modification, I Zone District.  
**APPROVED**

Submitted

Edmund J. Meehan  
Town Planner

Legal Adv., New Britain Herald, April 15, 2008